



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the Tuesday, January 18, 2022 APC Meeting

Presented for approval: February 7, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, January 18, 2022 at Westfield City Hall.

Active Links for this meeting:

[January 18, 2022 APC Agenda & Exhibits](#)

[January 18, 2022 YouTube Video](#)

OPENING OF MEETING *YouTube Time: 0:01*

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: All present.

City Staff Present In-Person: Kevin Todd, Director and Daine Crabtree, Senior Planner

City Staff Present Virtually: Caleb Ernest, Senior Planner and Rachel Riemenschneider, Associate Planner

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ELECTION OF OFFICER *YouTube Time: 0:23*

Motion: Nominate Bob Horkay as APC President for 2022.

Motion by: Kelleher; Second: Deck. Motion passed. Vote 9-0.

Motion: Nominate Ginny Kelleher as APC Vice President for 2022.

Motion by: Horkay; Second: Burkman. Motion passed. Vote 9-0.

APPOINTMENT OF BZA REPRESENTATIVE *YouTube Time: 1:55*

Motion: Nominate Dave Schmitz as BZA Representative for 2022.

Motion by: Horkay; Second: Kelleher. Motion passed. Vote 9-0.

APPROVAL OF MINUTES *YouTube Time: 2:29*

Kelleher motioned to approve the December 20, 2021 Minutes.

Maue seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES *YouTube Time: 3:04*

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APC Minutes for January 18, 2022 Page 1 of 5

Crabtree reviewed APC rules and procedures.

CONSENT AGENDA ITEMS *YouTube Time: 5:24*

2110-DDP-42

The Depot at Spring Mill Station

SWC of 161st Street and Spring Mill Road

KennMar by Banning Engineering, P.C. requests Detailed Development Plan approval of a 15,000 square foot commercial building on 3.08 acres +/- in the Spring Mill Station SWC Planned Unit Development District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Maue motioned to approve the Consent Agenda as presented in the associated Staff Report.

McCarty seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2112-PUD-29

YouTube Time: 6:01

Springwater PUD

East of South Union and 1/4 mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Staff presentation/Petitioner presentation.

APC comments/Petitioner responses.

Springwater PUD, 2112-PUD-29, was tabled to the first APC meeting in February.

2111-PUD-29

YouTube Time: 53:09

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/Petitioner presentation.

APC comments/Petitioner responses.

Johns motioned to approve **2111-PUD-29** subject to the recommended conditions stated in the motion.

Maue seconded. Motion passed. Vote 6-3. (McCarty, Burkman, Kelleher)

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PUBLIC HEARING ITEMS

2201-ODP-01 & 2201-SPP-01 [PUBLIC HEARING]

YouTube Time: 1:48:29

Ditch Road Fire Station

17001 Ditch Road

RQAW Corporation by the Westfield Fire Department requests Overall Development Plan and Primary Plat review of one Lot and one Block on 30.9 acres +/- in the Maple Knoll PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2201-ODP-01 & 2201-SPP-01 opened at 8:52 p.m.

- No public comments.

Public Hearing for 2201-ODP-01 & 2201-SPP-01 closed at 8:54 p.m.

APC comments/Petitioner responses.

2201-PUD-01 [PUBLIC HEARING]

YouTube Time: 1:58:23

Osborne Trails PUD Amendment III

10 East 191st Street

Holladay Properties by West Fork Real Estate requests an amendment to the Osborne Trails PUD District modifying the signage standards for 12.8 acres +/-.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2201-PUD-01 opened at 9:03 p.m.

- No public comments.

Public Hearing for 2201-PUD-01 closed at 9:05 p.m.

APC comments/Petitioner responses.

McCarty motioned to send 2201-PUD-01 to the City Council with a favorable recommendation.

Burkman seconded. Motion passed. Vote 9-0.

2201-PUD-02 [PUBLIC HEARING]

YouTube Time: 2:13:27

Bel Canto PUD

South of and adjacent to David Brown Drive, east of and adjacent to US 31

Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation/Petitioner presentation.

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Public Hearing for 2201-PUD-02 opened at 9:30 p.m.

- Four public comments.

Public Hearing for 2201-PUD-02 closed at 9:43 p.m.

APC comments/Petitioner responses.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-ODP-18 & 2108-SPP-18 [CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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ITEMS WITHDRAWN:

2111-PUD-26

Landing 161 PUD

West of and adjacent to US 31/North of and adjacent to East 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS:

YouTube Time: 3:05:16

- Plan Commission Liaison
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0.
The meeting adjourned at 10:14 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

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